

The Platt, Sutton Valence, Kent, ME17 3BQ
Offers In Excess Of £500,000

Page & Wells

Issuing Office: LOOSE
Tel: 01622 746273

EXTENDED FOUR BEDROOM FAMILY HOME ON A GENEROUS SOUTH-FACING PLOT OF APPROX. 1/5 ACRE WITH FAR-REACHING WEALD VIEWS IN SOUGHT-AFTER SUTTON VALENCE

Situated within the heart of the highly desirable village of Sutton Valence, this attractive and extended four bedroom family home occupies a generous plot of approximately one fifth of an acre, offering spacious and well-balanced accommodation together with private gardens and delightful views across the Weald countryside.

A spacious and welcoming entrance hall creates an immediate sense of space, complete with a useful ground floor cloakroom and the staircase to the first floor. The lounge provides a bright and comfortable living environment, with sliding doors opening directly onto the garden. A separate dining room offers an ideal setting for both everyday family life and entertaining, while the fitted kitchen is complemented by a practical utility room which also provides internal access to the integrated garage.

To the first floor there are four well-proportioned bedrooms, each benefitting from built-in wardrobes, alongside a family bathroom fitted with a modern double shower unit.

Externally, the property enjoys driveway and carport parking for several vehicles. The gardens wrap around the home and benefit from a favourable south-facing aspect, creating a wonderfully private setting with far-reaching views across the surrounding countryside.

Sutton Valance remains one of the area's most sought-after villages, known for its charming community feel, scenic countryside walks and access to well-regarded local schools. Traditional village pubs and amenities are close at hand, while excellent transport connections are available via the nearby villages of Headcorn and Staplehurst, both offering mainline rail services to London. The M20 motorway network is also easily accessible, making this an ideal location for commuters seeking a balance between rural living and convenience.

Viewing is highly recommended.







Issuing Office: LOOSE
Tel: 01622 746273

ON THE GROUND FLOOR

Entrance Hall 17'1" x 8'7" (5.21m x 2.64m)

Lounge 18'2" x 17'7" (5.55m x 5.37m)

Dining Room 18'2" x 12'4" (5.55m x 3.78m)

Kitchen 13'10" x 8'6" (4.24m x 2.61m)

Utility 8'8" x 6'11" (2.66m x 2.12m)

ON THE FIRST FLOOR

Landing

Bedroom 1 15'3" x 10'0" (4.65m x 3.06m)

Bedroom 2 11'9" x 7'5" (3.59m x 2.28m)

Bedroom 3 10'0" x 9'5" (3.05m x 2.89m)

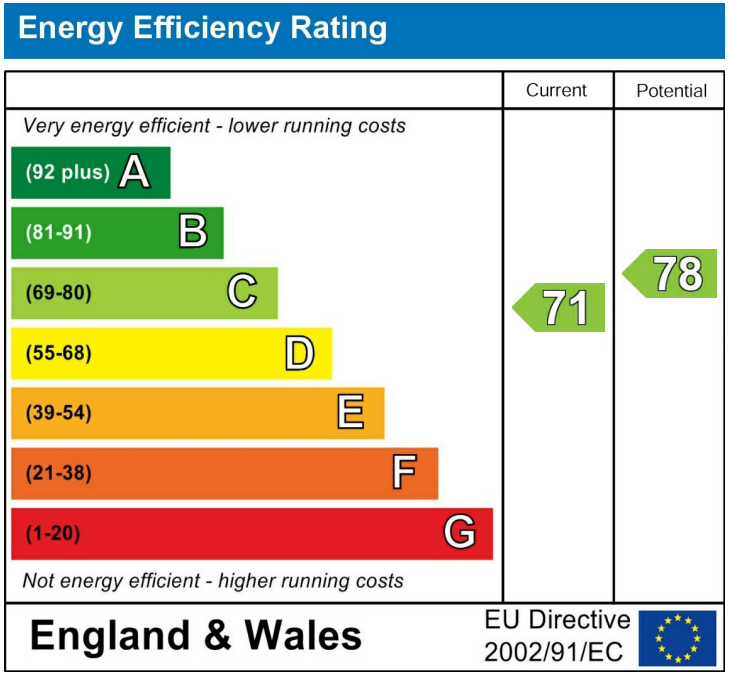
Bedroom 4 11'3" x 5'9" (3.43m x 1.76m)

Family Bathroom

EXTERNALLY

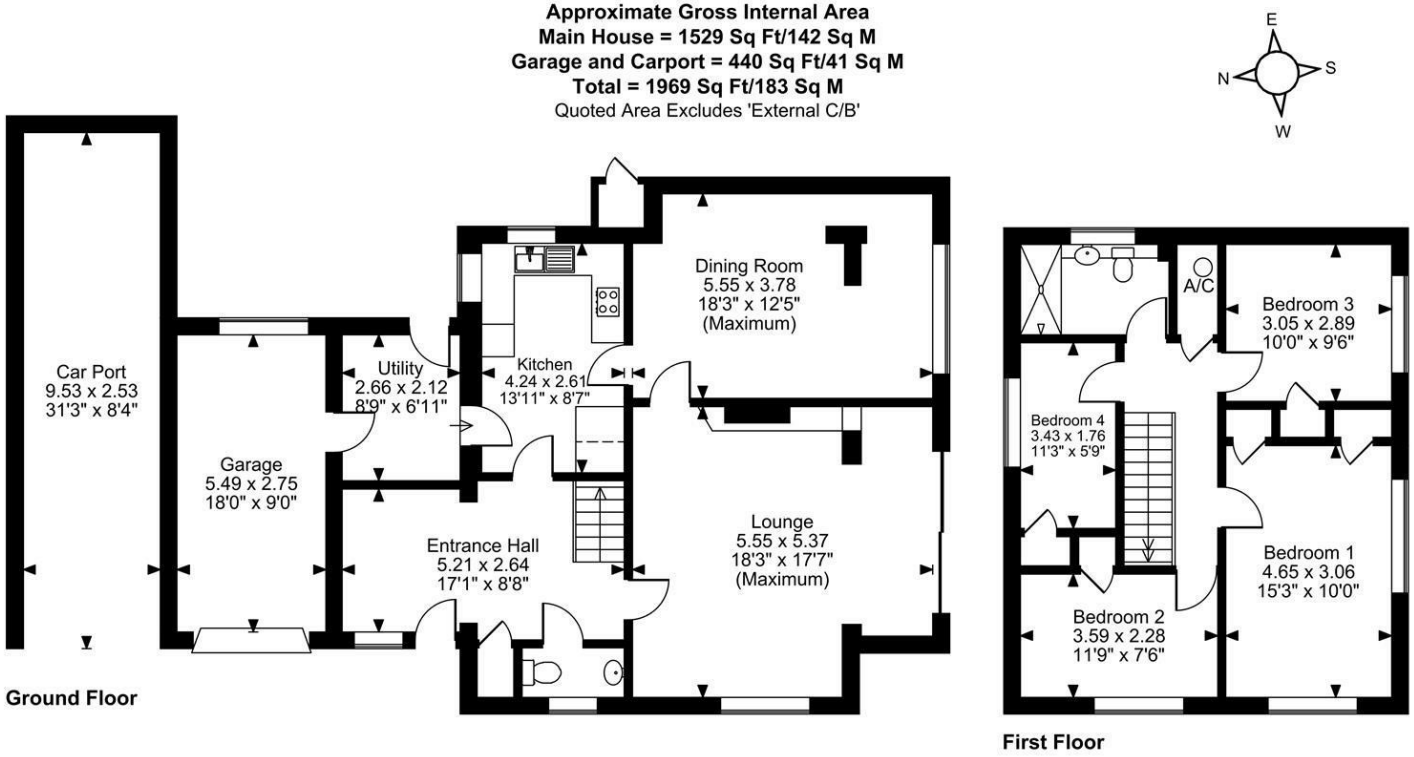
Garage 18'0" x 9'0" (5.49m x 2.75m)

Car Port 31'3" x 8'3" (9.53m x 2.53m)



Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are whose which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

The Platt, Sutton Valence, Maidstone
Approximate Gross Internal Area
Main House = 1529 Sq Ft/142 Sq M
Garage and Carport = 440 Sq Ft/41 Sq M
Total = 1969 Sq Ft/183 Sq M
Quoted Area Excludes 'External C/B'



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
⊏⊐⊏⊐ Denotes restricted head height
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8682505/LCO

